



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for November 1, 1995 to consider the Planning Commission's recommendation that the City Council adopt the 1995 Growth Management Allocations.

MEETING DATE: October 4, 1995

PREPARED BY: Senior Planner

RECOMMENDED ACTION: That the City Council set a Public Hearing to consider the Planning Commission's Recommendation that City Council adopt the 1995 Growth Management Allocations.

BACKGROUND INFORMATION: As a part of the City of Lodi Growth Management Plan for Residential Development, the City annually conducts an allocation process for residential permits. Under this process, all residential projects of 5 or more units must apply for building allocations for the next year. The plan is based on a maximum annual growth rate of 2% per year, which this year translates into 408 building permit allocations. Of these 408 allocations, 65% or 265 are single-family allocations, 10% or 41 are medium density allocations and 25% or 102 are high density allocations. This year all allocation requests were for single-family units.

All projects requesting allocations must submit a request stating the number of allocations they are seeking. The projects are scored on a set of criteria previously established by City ordinance. The highest scoring projects have the greatest chance of receiving their allocation request, the lowest scoring, the least chance.

Following their Public Hearing the Planning Commission adopted the following list of Growth Management allocations:

Projects (Listed in in order of pts. scored)	Requested 1995 Allocations	Recommended 1995 Allocations
Towne Ranch	37	37
Parisis Property	39	39
Thayer Property	34	34
Bridgetown	62	53
Century Meadows 1	113	52
Century Meadows 3	99	51
	384	266

APPROVED: _____

James B. Peterson
THOMAS A. PETERSON
City Manager



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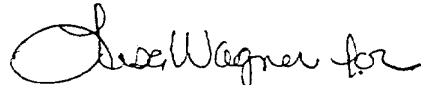
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Projects not receiving allocations:

	Requested 1995 Allocations	Recommended 1995 Allocations
Helmle	61	0
Century Meadows 2	<u>58</u>	<u>0</u>
	119	0

The full 1995 single-family allocations of 265 units were allocated. No requests were submitted for medium or high density allocations

FUNDING: None required


David Morimoto
Senior Planner

DM/ca
Attachment

MEMORANDUM, City of Lodi, Community Development Department

TO: Community Development Director

FROM: Assistant Planner, Mark Meissner

DATE: Thursday, August 24, 1995

SUBJECT: GROWTH MANAGEMENT SCORING & ALLOCATION SUMMARY

The development plans submitted for review this year are all listed in the table below. This memo addresses the reasoning behind the scoring of each project and later explains the building permit allocations. The scoring of each development plan is based on Evaluation Criteria adopted as part of the City's Growth Management Ordinance.

1995 Development Plan Scoring Summary

PROJECT	CRITERIA												
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J
	Agricultural Land Conflicts (Adjacency)	On-site Agricultural Land Mitigation (Buffer)	General Location (Priority Area)	Relationship to Existing Development	Relationship to Public Services (Wastewater)	Relationship to Public Services (Water)	Relationship to Public Services (Drainage)	Promotion of Open Space (Percentage)	Traffic (Street Improvements)	Housing (Affordability)	Site Plan and Project Design	Schools (Proximity)	Fire Protection (Proximity)
TOWNE RANCH	7	7	200	5	8	8	4	0	8	0	0	20	10
PARISIS PROPERTY	5	0	200	3	0	7	0	0	10	0	0	15	10
THAYER PROPERTY	3	0	200	0	0	4	0	0	10	0	0	15	10
BRIDGETOWN	5	7	100	5	0	4	0	0	10	0	0	15	10
CENTURY MEADOWS 1	5	0	100	5	*	8	0	0	13	0	0	10	10
CENTURY MEADOWS 3	3	0	100	3	*	8	0	0	15	0	0	10	10
HELMLE PROPERTY	5	0	100	3	*	0	9	0	0	0	0	10	10
CENTURY MEADOWS 2	3	0	100	3	*	0	0	0	10	0	0	10	10
													TOTALS

NOTE: PROJECTS WITH 100 PTS. FOR CRITERIA "C" HAVE REQUESTED ALLOCATIONS FOR PRIORITY AREA TWO.

* A COMMITMENT FROM DEVELOPERS TO FRONT FUNDS FOR THE INSTALLATION OF A MAJOR PUBLIC IMPROVEMENT IS NECESSARY.

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

Towne Ranch, the first project on the list, is an existing and developing project located at 3032 West Turner Road. The project is at the North-West corner of Lodi, adjacent to Turner Road to the North, to Lower Sacramento Road to the East, to the developed Park West Subdivision to the South, and to the Woodbridge Irrigation District Canal to the West. The points shown are based on the approved development plan for the entire Towne Ranch project, not just the portion being considered for allocations this year.

- The Towne Ranch project received 7 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on one side, the North side. Maximum points for this category is 10.
- 7 points were awarded in category B., On-site Agricultural Land Mitigation, for designing the subdivision with reverse-frontage lots and, a solid wall with landscaping. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the East and South. Maximum points for this category is 10.
- 8 points were awarded in category D2., Relationship to Public Services (Wastewater), for extending the Master Plan sewer line in Evergreen Drive within the project boundaries. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending the Master Plan water line in Evergreen Drive within the project boundaries. The maximum points for this category is 13.
- 4 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the expansion of Westgate Basin. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 8 points were awarded in category F., Traffic (Street Improvements), for extending a Master Plan street (Evergreen Drive) within the project boundaries.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 20 points were awarded in category I., Schools (Proximity). Five of the points were for being within one half of a mile from a proposed elementary school, ten of the points were for being within one half of a mile from a proposed middle school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. The Automatic Aid Agreement between the City of Lodi and the Woodbridge Rural Fire District has recently

brought this project within the three minute emergency vehicle driving distance. Maximum points for this category is 10.

The Towne Ranch development plan received a total of 277 points, placing it at the top of the list with the greatest development potential.

Parisis Property, the second project on the list is a new project located at 3883 East Harney Lane. The project is near the south-east corner of Lodi, adjacent to Stockton Street on the West, to Harney Lane on the South, to the undeveloped Richards Ranch subdivision to the North, and the proposed Thayer Property Project to the West.

- The Parisis Property project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the South and East sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for not providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the West. Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires the extension of wastewater lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Thayer Property developments and an undeveloped parcel north of the project site. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 7 points were awarded in category D3., Relationship to Public Services (Water). This score represents the average of 10 points for being adjacent to the existing Master Plan water main in Stockton Street designed to serve the project and 4 points for requiring the extension of a Master Plan line outside the project boundaries but within existing right-of-way (Harney Lane). The maximum points for this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the extension of storm drain lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Thayer Property developments and an undeveloped parcel north of the project site. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.

- 10 points were awarded in category F., Traffic (Street Improvements), will widen and improve existing facilities (Harney Lane and Stockton Street). The maximum points for this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Ten of the points were for being within one quarter of a mile from a proposed elementary school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Parisis Property development plan received a total of 250 points, placing it second on the list.

Thayer Property, the third project on the list is a new project located at 3921 & 3953 East Harney Lane. The project is near the south-east corner of Lodi, adjacent to the proposed Parisis Property project on the West, to Harney Lane on the South, to the undeveloped Richards Ranch subdivision to the North, and agricultural land to the East.

- The Thayer Property project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East, and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for not providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 0 points were awarded in category D1., Relationship to Existing Development, because the project is surrounded by undeveloped land. Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires the extension of wastewater lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Parisis Property developments and an undeveloped parcel north of the project site. The right-of-way has not been acquired. The maximum points for this category is 10.

- 4 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line outside its boundaries, but within existing right-of-way (Harney Lane). The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the extension of storm drain lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Parisis Property developments and an undeveloped parcel north of the project site. The right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for widening and improving an existing facility (Harney Lane). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Ten of the points were for being within one quarter of a mile from a proposed elementary school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Thayer Property development plan received a total of 242 points, placing it third on the list.

Bridgetown, the fourth project on the list is a new project located at 451 East Turner Road. The project is at the North-West corner of Lodi, adjacent to the Woodbridge Irrigation District Canal on the North and West, the City on the East, and Turner Road on the South.

- The Bridgetown project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the East and North sides. Maximum points for this category is 10.
- 7 points were awarded in category B., On-site Agricultural Land Mitigation, for providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.

- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the South and East. Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires extension of wastewater lines through planned projects in the Towne Ranch development south of Turner Road. The necessary right-of-way in Towne Ranch has not yet been acquired. The maximum points in this category is 10.
- 4 points were awarded in category D3., Relationship to Public Services (Water), for extending Master Plan water lines outside its boundaries, but within existing right-of-way (Turner Road). The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires extension of storm drain lines through planned projects in the Towne Ranch development south of Turner Road. The necessary right-of-way in Towne Ranch has not yet been acquired. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for improving an existing facility (Turner Road). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Five of the points were for being within one half of a mile from a proposed elementary school, and the remaining ten points were for being within one half of a mile from a proposed middle school.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. The Automatic Aid Agreement between the City of Lodi and the Woodbridge Rural Fire District has recently brought this project within the three minute emergency vehicle driving distance. Maximum points for this category is 10.

The Bridgetown development plan received a total of 156 points, placing it fourth on the list.

Century Meadows 1, the fifth project on the list is an existing and developing project located at 2081 West Harney Lane. The project is near the South-West corner of Lodi, adjacent to the Century Meadows Two subdivision on the West, Century Boulevard on the North, Harney Lane on the South, and the WID canal and the City on the East.

- The Century Meadows 1 project received 7 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on one side, the South side. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the North and East. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Century Meadows 1 project to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line within the project boundaries from Harney Lane to the proposed Lexington Drive. The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the storm drains to serve this project will have to be extended to Mills Avenue through the Century Meadows Two and Century Meadows Three projects. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 13 points were awarded in category F., Traffic (Street Improvements). This score represents a combination of 10 points for widening and improving an existing facility (Harney Lane) and 3 points for improving circulation by providing additional access from Harney Lane to adjacent development (proposed Muirfield Drive). The maximum points in this category is 13.

- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Ten points were for being within one mile of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 1 development plan received a total of 153 points, placing it fifth on the list.

Century Meadows 3, the sixth project on the list is an existing and developing project located at 1933 West Harney Lane. The project is near the South-West corner of Lodi, which is near the South-West corner of Lodi, adjacent to the Century Meadows Two subdivision on the East, Century Boulevard on the North, Harney Lane on the South, and agricultural land to the West.

- The Century Meadows 3 project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Century Meadows 3 project to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line within its boundaries in the future Mills Avenue and Lexington Drive. The maximum points in this category is 13.

- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires extension of storm drain lines to the west through the Century Meadows Four project or the undeveloped parcel south of the Century Meadows Four project. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 15 points were awarded in category F., Traffic (Street Improvements), This score represents a combination of 10 points for widening and improving an existing facility (Harney Lane) and 5 points for improving circulation to adjacent development by extending Mills Avenue to Harney Lane. The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Ten points were awarded for being within one mile of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 3 development plan received a total of 149 points, it project sixth on the list.

Helmle Property, the seventh project on the list is a new project located at 2109 West Kettleman Lane. The project is adjacent to the Roget property (future park) on the West, to the Sunwest subdivision on the North, to Tienda Drive on the South, and Agricultural land to the East.

- The Helmle Property project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the South and East sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.

- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Helmle Properties to front funds for the installation of a major public improvement is necessary. The project requires the extension of the Mills Avenue sewer trunk line and construction of a lift station at the future intersection with Mills Avenue on the north side of Kettleman Lane. The necessary right-of-way has not been acquired and funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points in this category is 10.
- No points were awarded in category D3., Relationship to Public Services (Water), since the water line will have to be looped to Tienda Drive or Kettleman Lane through adjacent parcels. The right-of-way has not been acquired. The maximum points in this category is 13.
- 9 points were awarded in category D4., Relationship to Public Services (Drainage) This score represents the average of 10 points for being adjacent to a Master Plan storm drain line designed to serve the Project (existing 60" trunk line) and 8 points for requiring the extension of a Master Plan storm drain line within its boundaries in the future Tienda Drive. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 0 points were awarded in category F., Traffic (Street Improvements), since the project requires extension of a Master Plan street (Tienda Drive) outside the project boundaries and right-of-way has not been acquired. The maximum points for this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Five points were awarded for being within one mile of an existing middle school, Senior Elementary, and the remaining five points were awarded for being within two miles of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Helmle Property development plan received a total of 137 points, placing it seventh on the list.

Century Meadows 2, the eighth project on the list is an existing and developing project located at 1817 West Harney Lane. The project is near the South-West corner of Lodi, which is adjacent to the Century Meadows One subdivision on the East, to the Century Meadows 3 subdivision on the West, to Century Boulevard on the North, and Harney Lane to the South.

- The Century Meadows 2 project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Helmle Properties to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 0 points were awarded in category D3., Relationship to Public Services (Water), since this project requires the looping of water lines through the Century Meadows One or Century Meadows Three projects for which right-of-way is not available. The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since this project requires the extension of storm drain lines to Mills Avenue through the Century Meadows Three project. The necessary right-of-way has not been acquired. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for widening and improving an existing facility (Harney Lane). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects. Maximum points for this category is 20.

- 10 points were awarded in category I., Schools (Proximity). Ten points were awarded for being within one mile of an existing high school, Tokay High. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 2 development plan received a total of 136 points, placing it eighth on the list.

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	408	265	41	102
Jan-96	55,788	1,116	Est. 2.697	416	270	42	104
Jan-97	56,904	1,138	Est. 2.697	425	276	43	106
Jan-98	58,042	1,161	Est. 2.697	433	281	43	108
Jan-99	59,203	1,184	Est. 2.697	442	287	44	111
Jan-00	60,387	1,208	Est. 2.697	451	293	45	113
Jan-01	61,595	1,232	Est. 2.697	460	299	46	115
Jan-02	62,827	1,257	Est. 2.697	469	305	47	117
Jan-03	64,084	1,282	Est. 2.697	478	311	48	120
Jan-04	65,366	1,307	Est. 2.697	488	317	49	122
Jan-05	66,673	1,333	Est. 2.697	497	323	50	124
Jan-06	68,006	1,360	Est. 2.697	507	330	51	127
Jan-07	69,366	1,387	Est. 2.697	518	337	52	130
TOTALS:				8,398	5,459	840	2,100

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89.

NOTE: Population and persons per household from '89 to '95 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

LODI, CITY STAFF RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1995

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1995 = 408

SINGLE FAMILY 65% = 265

<i>PROJECT</i>	# OF UNITS MAPPED	ALLOCATIONS RECEIVED '89-'94	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1995	RECOMMENDED ALLOC. 1995
TOWNE RANCH	363	366	37	37	37
PARISIS PROPERTY	0	0	39	38	38
THAYER PROPERTY	0	0	34	34	34
BRIDGETOWN	0	0	123	62	53
CENTURY MEADOWS 1	48	48	153	113	52
CENTURY MEADOWS 3	102	102	99	99	51
HELMLE PROPERTY	0	0	61	61	0
CENTURY MEADOWS 2	105	105	58	58	0
	618	621	604	502	265

MEDIUM DENSITY 10% = 41 UNITS

No projects have requested any of the 41, 1995 allocations for medium density units.

HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 + 102 = 704 UNITS

No projects have requested any of the 102, 1995 allocations for high density units.

Allocations from the previous years ('89-'94) are all available.

1995 Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS
	Agricultural Land Conflicts (Adjacency)	On-site Agricultural Land Mitigation (Buffer)	General Location (Priority Area)	Relationship to Existing Development	Relationship to Public Services (Wastewater)	Relationship to Public Services (Water)	Relationship to Public Services (Drainage)	Promotion of Open Space (Percentage)	Traffic (Street Improvements)	Housing (Affordability)	Site Plan and Project Design	Schools (Proximity)	Fire Protection (Proximity)		
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J		
TOWNE RANCH	7	7	200	5	8	8	4	0	8	0	0	20	10	277	
PARISIS PROPERTY	5	0	200	3	0	7	0	0	10	0	0	15	10	250	
THAYER PROPERTY	3	0	200	0	0	4	0	0	10	0	0	15	10	242	
BRIDGETOWN	5	7	100	5	0	4	0	0	10	0	0	15	10	156	
CENTURY MEADOWS 1	5	0	100	5	*	8	0	0	13	0	0	10	10	151	
CENTURY MEADOWS 3	3	0	100	3	*	8	0	0	15	0	0	10	10	149	
HELMLE PROPERTY	5	0	100	3	*	0	9	0	0	0	0	10	10	137	
CENTURY MEADOWS 2	3	0	100	3	*	0	0	0	10	0	0	10	10	136	

NOTE: PROJECTS WITH 100 PTS. FOR CRITERIA "C" HAVE REQUESTED ALLOCATIONS FOR PRIORITY AREA TWO.

* A COMMITMENT FROM DEVELOPERS TO FRONT FUNDS FOR THE INSTALLATION OF A MAJOR PUBLIC IMPROVEMENT IS NECESSARY.

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

THAYER PROPERTY

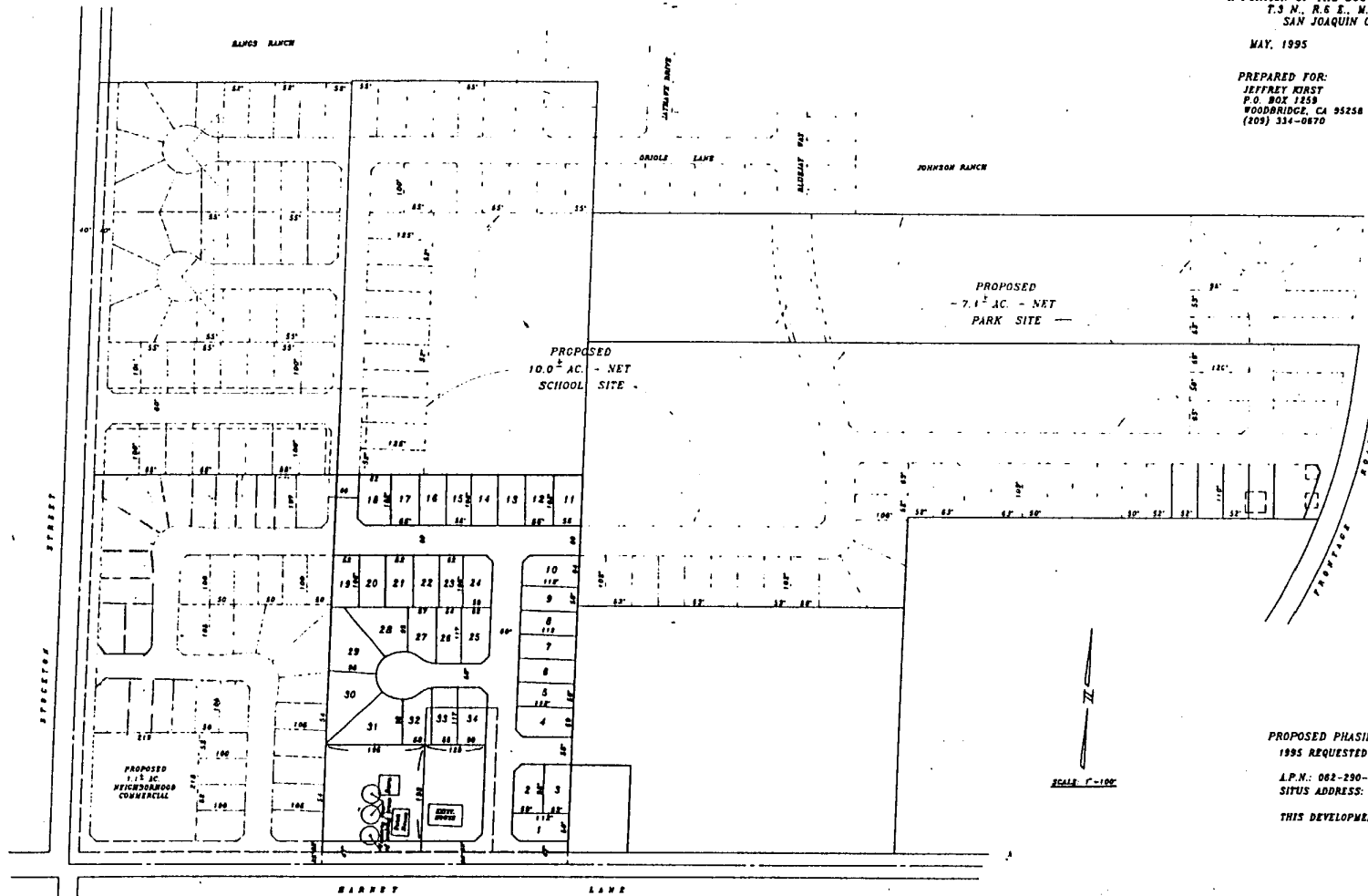
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13
T.3 N., R.6 E., M.D.B.&M., CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

MAY 1995

SCALE: 1" = 100'

PREPARED FOR:
JEFFREY KIRST
P.O. BOX 1259
WOODBIDGE, CA 95258
(209) 314-0870

PREPARED BY:
BAUMBACH & PIAZZA, INC.
323 W. ELM STREET
LODI, CA 95240
(209) 368-6818



PROPOSED PHASING AND LAND USE:
1995 REQUESTED ALLOCATION - 34 UNITS
R-2 ZONING
A.P.N.: 062-290-10 & 11
SITUS ADDRESS: 3921 E. HARNEY LAKE
3953 E. HARNEY LAKE
THIS DEVELOPMENT CONTAINS 0.71 ACRES.

MAY 1977 206 NO. DATE REVISED BY 1 11-1-78 2 11-1-78 3 11-1-78 4 11-1-78 5 11-1-78 6 11-1-78 7 11-1-78 8 11-1-78 9 11-1-78 10 11-1-78 11 11-1-78 12 11-1-78 13 11-1-78 14 11-1-78 15 11-1-78 16 11-1-78 17 11-1-78 18 11-1-78 19 11-1-78 20 11-1-78 21 11-1-78 22 11-1-78 23 11-1-78 24 11-1-78 25 11-1-78 26 11-1-78 27 11-1-78 28 11-1-78 29 11-1-78 30 11-1-78 31 11-1-78 32 11-1-78 33 11-1-78 34 11-1-78 35 11-1-78 36 11-1-78 37 11-1-78 38 11-1-78 39 11-1-78 40 11-1-78 41 11-1-78 42 11-1-78 43 11-1-78 44 11-1-78 45 11-1-78 46 11-1-78 47 11-1-78 48 11-1-78 49 11-1-78 50 11-1-78 51 11-1-78 52 11-1-78 53 11-1-78 54 11-1-78 55 11-1-78 56 11-1-78 57 11-1-78 58 11-1-78 59 11-1-78 60 11-1-78 61 11-1-78 62 11-1-78 63 11-1-78 64 11-1-78 65 11-1-78 66 11-1-78 67 11-1-78 68 11-1-78 69 11-1-78 70 11-1-78 71 11-1-78 72 11-1-78 73 11-1-78 74 11-1-78 75 11-1-78 76 11-1-78 77 11-1-78 78 11-1-78 79 11-1-78 80 11-1-78 81 11-1-78 82 11-1-78 83 11-1-78 84 11-1-78 85 11-1-78 86 11-1-78 87 11-1-78 88 11-1-78 89 11-1-78 90 11-1-78 91 11-1-78 92 11-1-78 93 11-1-78 94 11-1-78 95 11-1-78 96 11-1-78 97 11-1-78 98 11-1-78 99 11-1-78 100 11-1-78 101 11-1-78 102 11-1-78 103 11-1-78 104 11-1-78 105 11-1-78 106 11-1-78 107 11-1-78 108 11-1-78 109 11-1-78 110 11-1-78 111 11-1-78 112 11-1-78 113 11-1-78 114 11-1-78 115 11-1-78 116 11-1-78 117 11-1-78 118 11-1-78 119 11-1-78 120 11-1-78 121 11-1-78 122 11-1-78 123 11-1-78 124 11-1-78 125 11-1-78 126 11-1-78 127 11-1-78 128 11-1-78 129 11-1-78 130 11-1-78 131 11-1-78 132 11-1-78 133 11-1-78 134 11-1-78 135 11-1-78 136 11-1-78 137 11-1-78 138 11-1-78 139 11-1-78 140 11-1-78 141 11-1-78 142 11-1-78 143 11-1-78 144 11-1-78 145 11-1-78 146 11-1-78 147 11-1-78 148 11-1-78 149 11-1-78 150 11-1-78 151 11-1-78 152 11-1-78 153 11-1-78 154 11-1-78 155 11-1-78 156 11-1-78 157 11-1-78 158 11-1-78 159 11-1-78 160 11-1-78 161 11-1-78 162 11-1-78 163 11-1-78 164 11-1-78 165 11-1-78 166 11-1-78 167 11-1-78 168 11-1-78 169 11-1-78 170 11-1-78 171 11-1-78 172 11-1-78 173 11-1-78 174 11-1-78 175 11-1-78 176 11-1-78 177 11-1-78 178 11-1-78 179 11-1-78 180 11-1-78 181 11-1-78 182 11-1-78 183 11-1-78 184 11-1-78 185 11-1-78 186 11-1-78 187 11-1-78 188 11-1-78 189 11-1-78 190 11-1-78 191 11-1-78 192 11-1-78 193 11-1-78 194 11-1-78 195 11-1-78 196 11-1-78 197 11-1-78 198 11-1-78 199 11-1-78 200 11-1-78 201 11-1-78 202 11-1-78 203 11-1-78 204 11-1-78 205 11-1-78 206 11-1-78 207 11-1-78 208 11-1-78 209 11-1-78 210 11-1-78 211 11-1-78 212 11-1-78 213 11-1-78 214 11-1-78 215 11-1-78 216 11-1-78 217 11-1-78 218 11-1-78 219 11-1-78 220 11-1-78 221 11-1-78 222 11-1-78 223 11-1-78 224 11-1-78 225 11-1-78 226 11-1-78 227 11-1-78 228 11-1-78 229 11-1-78 230 11-1-78 231 11-1-78 232 11-1-78 233 11-1-78 234 11-1-78 235 11-1-78 236 11-1-78 237 11-1-78 238 11-1-78 239 11-1-78 240 11-1-78 241 11-1-78 242 11-1-78 243 11-1-78 244 11-1-78 245 11-1-78 246 11-1-78 247 11-1-78 248 11-1-78 249 11-1-78 250 11-1-78 251 11-1-78 252 11-1-78 253 11-1-78 254 11-1-78 255 11-1-78 256 11-1-78 257 11-1-78 258 11-1-78 259 11-1-78 260 11-1-78 26									
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1995 DEVELOPEMENT PLAN

BRIDGETOWNE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34
T.4 N. R.6 E. M.D.B.M. CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1995

SCALE: 1" = 100'

PREPARED FOR:
FRED BAKER, JR.
317 WEST LODI AVENUE
LODI, CA 95240
(209) 333-2881

PREPARED BY:
BAUMBACH & PLATZ, INC.
323 W. ELM STREET
LODI, CA 95240
(209) 368-8618

PROPOSED PHASING AND LAND USE

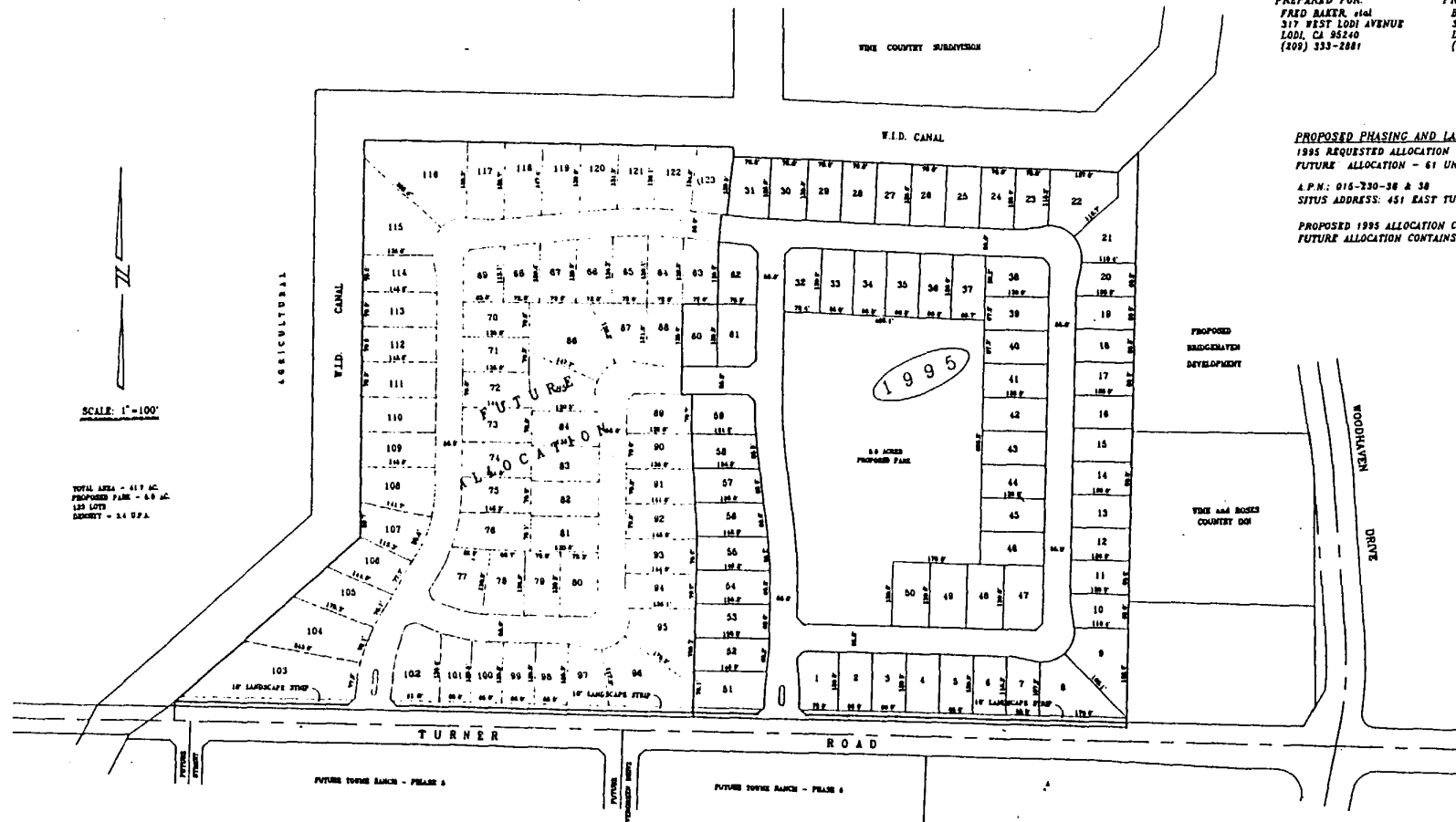
1995 REQUESTED ALLOCATION - 62 UNITS, R-1 ZONING
FUTURE ALLOCATION - 61 UNITS

A.P.N.: 015-230-38 & 39
SITUS ADDRESS: 451 EAST TURNER ROAD

PROPOSED 1995 ALLOCATION CONTAINS 22.4 ACRES.
FUTURE ALLOCATION CONTAINS 19.3 ACRES.

SCALE: 1" = 100'

TOTAL AREA - 41.7 AC.
PROPOSED PHASE - 6.9 AC.
133 LOTS
DENSITY - 24 U.P.A.



06/16/95/1/270

NO.	DATE	REVISION	BY	REASON	APPROVED BY

BAUMBACH & PLATZ
CIVIL ENGINEERS
SURVEYORS
222 W. BLANK ST. LODI, CALIF.
95240
P.O. BOX 222
LODI, CA 95240

DEVELOPEMENT PLAN

LAND USE

SHEET 1 OF 2
JOB NO. 8808
FILE NO. G-1089

DEVELOPMENT PLAN - 1995 ALLOCATION

CENTURY MEADOWS ONE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
T. 1 N., R. 9 E., S. 41 W., CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

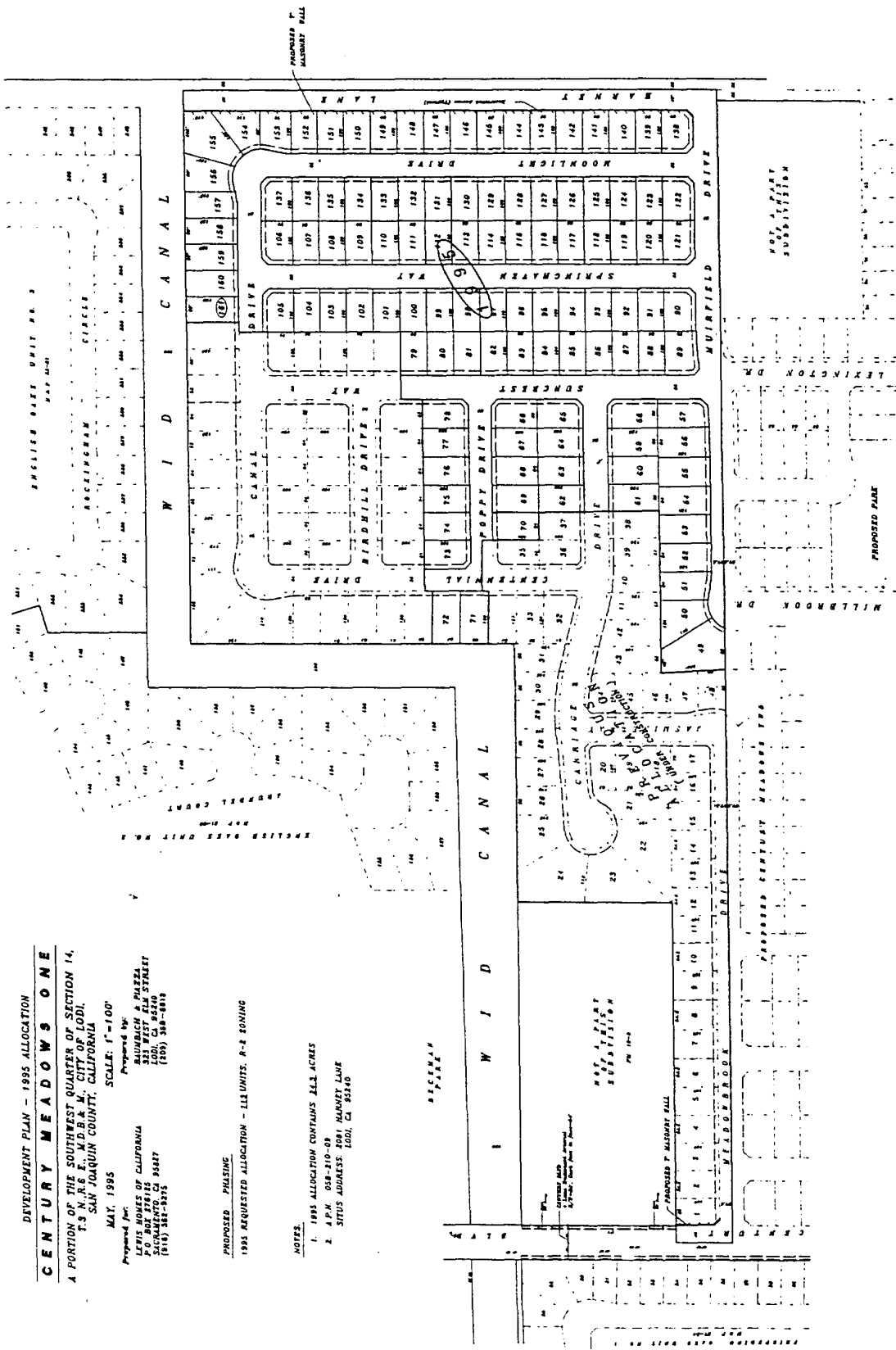
MADE: 1995
 Prepared by:
 LEWIS HOMES OF CALIFORNIA
 2001 MARKET STREET
 SACRAMENTO, CA 95827
 (916) 581-3275

SCALE: 1"=100'

PROPOSED PHASING
 1995 REQUESTED ALLOCATION - 113 UNITS, R-2 ZONING

- NOTES:
1. 1995 ALLOCATION CONTAINS 113 ACRES
 2. A.P.N. 058-210-09
 - SITE ADDRESS: 2001 MARKET LANE
LODI, CA 95240

SCALE: 1"=100'

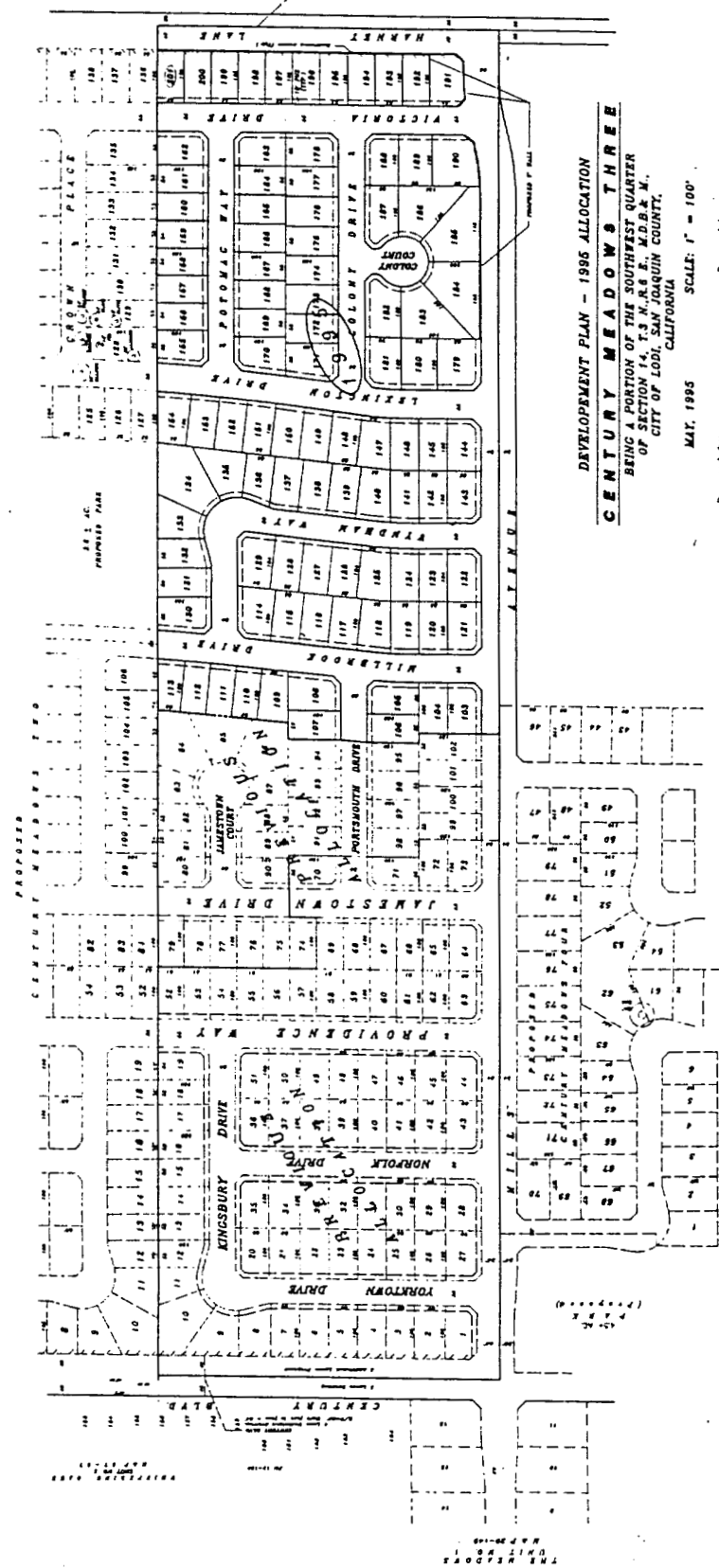


SHEET NO. 257 DATE: 5/15/95		LAND USE DEVELOPMENT PLAN	1995 ALLOCATION 113 UNITS, R-2 ZONING
PROJECT NO. 257 DATE: 5/15/95			
PREPARED BY: LEWIS HOMES OF CALIFORNIA 2001 MARKET STREET SACRAMENTO, CA 95827 (916) 581-3275		BAUMBACH & PIAZZA CIVIL ENGINEERS 222 N. MARKET STREET SACRAMENTO, CA 95804	

SCALE: 1" = 100'

NOTES:
1. 1996 ALLOCATION OUTLINES 30.04 ACRES
2. L.P.A. - 981-518-24
3. SUTIS ADDRESS: 1801 E MARKET LANE
LOS ANGELES, CA 90012

PROPOSED FUTURE
1996 REQUESTED ALLOCATION - 30 UNITS 2-3 BUDGET



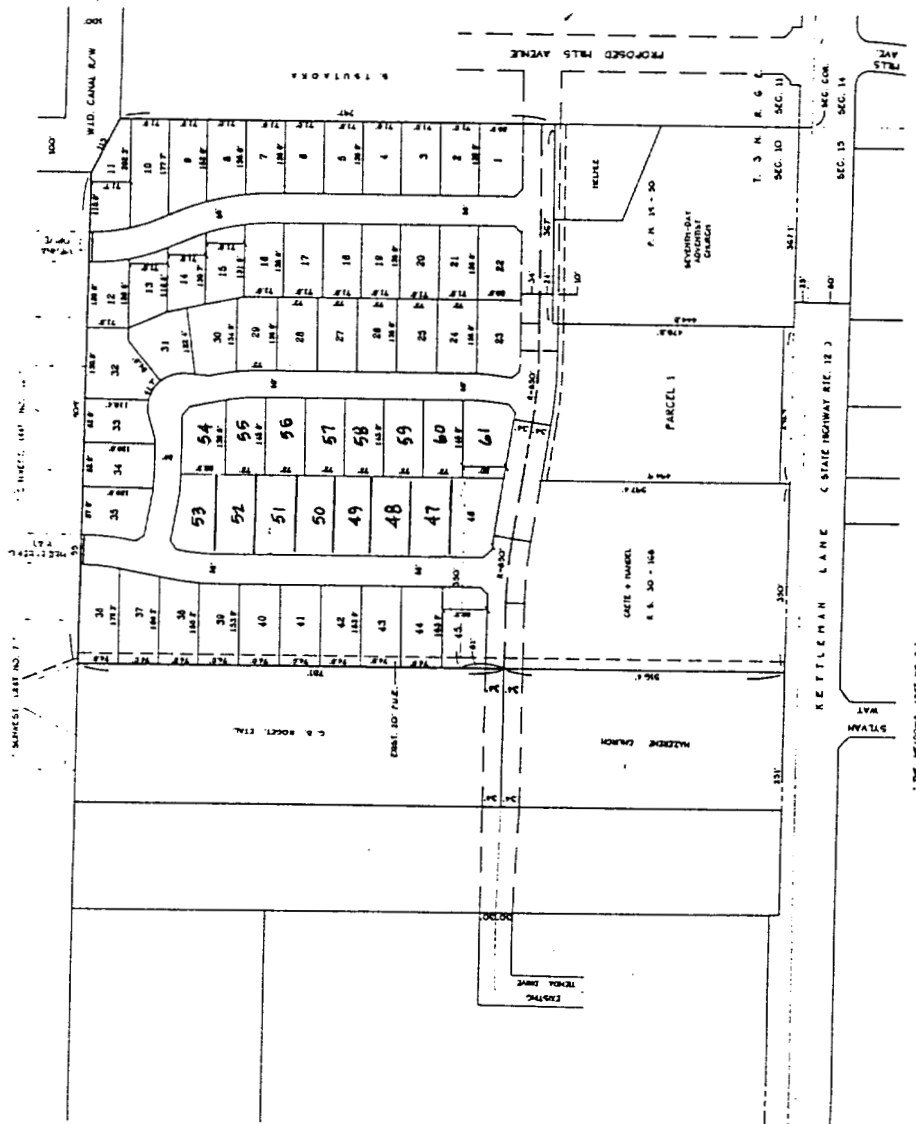
DEVELOPMENT PLAN - 1996 ALLOCATION
CENTURY MEADOWS THREE
BRING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 14, T.3 N., R.8 E., M.D.B. & M.
CITY OF LODI, SAN JOAQUIN COUNTY,
CALIFORNIA
MAY, 1995
SCALE: 1" = 100'

Prepared by:
Robert L. Lee
J. Baumbach & Plaza
325 WEST ELM STREET
LOS ANGELES, CA 90012
(213) 344-4410

SHEET 1 OF 1 DATE 04/95 DRAWN G-1067	LAND USE	DEVELOPMENT PLAN	1995 BAUMBACH & PLAZA 325 WEST ELM STREET LOS ANGELES, CA 90012 (213) 344-4410	1996 REQUESTED ALLOCATION - 30 UNITS 2-3 BUDGET	1996 ALLOCATION OUTLINES 30.04 ACRES	SCALE: 1" = 100'
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SITUS ADDRESS:
1313 E. HWY. RTE 12
LOD. CA. 95240
APN: 027 - 040 - 64

PROPOSED LAND USE:
1995 REQUESTED ALLOCATION - 60 UNITS
AREA: 167 ± ACRES
DENSITY: 3.2 U/A
ZONING: R-2, LOW DENSITY RESIDENTIAL



ENGINEER:
BAUMBACH & PIAZZA, INC.
323 W. ELM STREET
LOS ANGELES, CA 90012
PH: (213) 568-6618

OWNER:
F.C.F. DEVELOPMENT ASSOC.
KESSLER-BAKER, ETAL
C/O JEFFREY KRST
P.O. BOX 1259
WOODBRIDGE, CA 92598
PH: (209) 334-0670

1995 DEVELOPMENT PLAN
HELMLE PROPERTY

A PORTION OF THE
SOUTHEAST QUARTER OF
SEC. 10, T.3N., R.6E., M.D.B.+M.
CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA.

MAY, 1995 SCALE: 1"=100'

<div> <div> BAUMBACH & PIAZZA ENGINEERS 323 W. ELM STREET LOS ANGELES, CA 90012 PH: (213) 568-6618 </div> <div> SHEET NO. 2 OF 2 DATE: 5-11-95 </div> </div>		DEVELOPMENT PLAN	LAND USE
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**CITY COUNCIL AWARDED BUILDING
PERMIT ALLOCATIONS 1989 -1994**

TOTAL RESIDENTIAL UNITS ALLOCATED (1989 - 1994) = 2,406

SINGLE FAMILY 65% = 1,564 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93	ALLOCATIONS RECEIVED '94 *	ALLOCATION TOTALS
BANG'S RANCH	123	34	35	35	0	0	19	123
CENTURY MEADOWS 1	201	16	16	16	0	0	0	48
CENTURY MEADOWS 2	163	25	26	25	0	29	0	105
CENTURY MEADOWS 3	201	24	24	25	0	29	0	102
CENTURY MEADOWS 4	120	29	29	29	33	0	0	120
COLVIN RANCH	60	20	20	20	0	0	0	60
FUGAZI BROTHERS	5	0	0	0	0	5	0	5
JOHNSON RANCH 2	173	43	43	43	44	0	0	173
LODI WEST	284	26	27	27	80	55	69	284
LODI ESTATES	65	6	7	6	46	0	35	100
RICHARD'S RANCH	114	0	0	0	0	34	0	34
RIVERPOINTE	44	0	0	0	0	0	44	44
TOWNE RANCH	403	35	36	36	56	52	151	366
	1,956	258	263	262	259	204	318	1,564

* 57 allocations remained from the '93 allocation year, giving the City a total of 318 single family units to allocate for 1994.

MEDIUM DENSITY 10% = 241 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93 *	ALLOCATIONS RECEIVED '94	ALLOCATION TOTALS
BANG'S RANCH **	36	18	18	0	0	0	-36	0
LODI WEST	57	0	0	0	0	57	0	57
BRIDGEHAVEN	50	22	22	6	0	0	0	50
LODI ESTATES **	22	0	0	22	0	0	-22	0
WOODHAVEN PARK	75	0	0	0	0	75	0	75
	240	40	40	28	0	132	-58	182

* In '93 the Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

** The Bangs Ranch and Lodi Estates projects each were awarded single family allocations in place of their medium density allocations.

HIGH DENSITY 25% = 602 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93	ALLOCATIONS RECEIVED '94	ALLOCATION TOTALS
BENNETT & COMPTON *	144	99	45	0	0	-144	0	0
	144	99	45	0	0	-144	0	0

* The Bennett and Compton project was awarded 75 medium density allocations under the project name of Woodhaven Park.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 1, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 1, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Consider Planning Commission's recommendation that City Council adopt the 1995 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

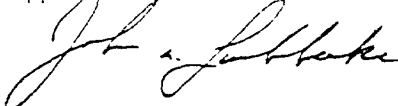
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: October 5, 1995

Approved as to form:



John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - 1995 Growth Management Allocations

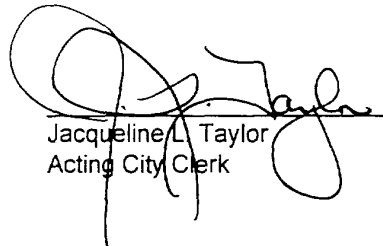
On October 5, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 5, 1995, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Acting City Clerk

Lee Developments
c/o Robert L. Lee
P.O. Box 3116
San Leandro, CA 94578

Delmar Batch
1767 E. Harney Lane
Lodi, CA 95240

J. Jeffrey Kirst
P.O. Box 1259
Woodbridge, CA 95258

Lewis Homes of California
9216 Kiefer Blvd.
Sacramento, CA 95827

Dennis Bennett
P.O. Box 1597
Lodi, CA 95241

Fred Baker & Chris Keszler
317 W. Lodi Avenue
Lodi, CA 95240

BAUMBACH & PLAZZA
323 W. ELM STREET
LODI, CA 95240

Angelos Parisi
9949 Fernwood Road
Stockton CA 95212

STOCKTON RECORD
ATTN: RICH HANNER
101 W. LOCUST ST. #4
LODI, CA 95240